



CITY OF SAN DIEGO
Date of Notice: July 29, 2004

NOTICE OF PUBLIC HEARING

PLANNING COMMISSION RECOMMENDATION

DATE OF HEARING: August 12, 2004
TIME OF HEARING: 9:00 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California

PROJECT TYPE: Tentative Map/Planned Development Permit/Conditional Use
Permit/Rezone/Easement Abandonment/Public Right of Way
Vacation

PROJECT NUMBER: 6861
PROJECT NAME: PEGASUS
APPLICANT: Dano Pegasus, L.L.C.
COMMUNITY PLAN AREA: Mira Mesa
COUNCIL DISTRICT: District 5

CITY PROJECT MANAGER: Tim Daly, Development Project Manager
PHONE NUMBER: (619) 446-5356

As a property owner, tenant or person who has requested notice, you should know that the Planning Commission will hold a public hearing to recommend approval, conditional approval, or denial an application for applications to subdivide an existing 5.7 acre church facility site and create a 3.2 acre lot with the existing church facility and rezone from AR-1-1 to RS-1-14. The residual 2.5 acres would be rezoned from AR-1-1 to RX-1-2 and allow for the subdivision and construction of sixteen single-family residences with lot sizes from 3,032 square feet to 6,026 square feet and home sizes from 2,286 square feet to 2,631 square feet located at 11035 and 11023 Pegasus Avenue between Gemini Avenue and Capricorn Way.

The decision to approve, conditionally approve, modify or deny the applications to subdivide the existing 5.7 acre church facility site and create a 3.2 acre lot with the existing church facility, rezone the property from AR-1-1 to RS-1-14, develop the residual 2.5 acres and rezone from AR-1-1 to RX-1-2 to allow for the subdivision and construction of sixteen single-family residences, will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.

Job Order No. 42-1456

Revised 05/11/04 dcj